

RENTON CITY COUNCIL
Regular Meeting

January 8, 2001
Monday, 7:30 p.m.

Council Chambers
Municipal Building

MINUTES

CALL TO ORDER

Mayor Jesse Tanner led the Pledge of Allegiance to the flag and called the meeting of the Renton City Council to order.

**ROLL CALL OF
COUNCILMEMBERS**

DAN CLAWSON, Council President; KATHY KEOLKER-WHEELER;
TERRI BRIERE; DON PERSSON; RANDY CORMAN; TONI NELSON.

MOVED BY CLAWSON, SECONDED BY NELSON, COUNCIL EXCUSE
ABSENT COUNCILMEMBER KING PARKER. CARRIED.

**CITY STAFF IN
ATTENDANCE**

JESSE TANNER, Mayor; JAY COVINGTON, Chief Administrative Officer;
LAWRENCE J. WARREN, City Attorney; MARILYN PETERSEN, City
Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator;
SUE CARLSON, Economic Development Administrator; BETTY NOKES,
Economic Development Director; SANDRA MEYER, Transportation Systems
Director; NICK AFZALI, Civil Engineer III; DENNIS CULP, Facilities
Director; DEREK TODD, Assistant to the CAO; JIM SHEPHERD, Community
Services Administrator; KAREN MARSHALL, Human Services Manager;
OWEN DENNISON, Senior Planner; COMMANDER CURTIS SMALLING,
Police Department.

**APPROVAL OF
COUNCIL MINUTES**

MOVED BY CLAWSON, SECONDED BY KEOLKER-WHEELER,
COUNCIL APPROVE THE MINUTES OF DECEMBER 18, 2000, AS
PRESENTED. CARRIED.

Transportation: I-405 Corridor
Program Preferred Alternative

At the request of Council President Clawson, Ron Anderson of David Evans and Associates, 415 118th Ave. SE, Bellevue, 98005, continued his presentation regarding the preliminary preferred alternative for the I-405 Corridor Program carried over from the Committee of the Whole meeting which preceded the Council meeting. Mr. Anderson said that the project began in February 1999, and it is now to the point where an Environmental Impact Statement (EIS) will be prepared in March or April of 2001. He noted that City staff is recommending that Mixed Mode Alternative 3 be chosen as the preliminary preferred alternative for this project.

Responding to Mayor Tanner's inquiry, Mr. Anderson said that he has received input from other cities but as of yet, no formal endorsements.

Councilwoman Keolker-Wheeler and Mayor Tanner expressed their concerns regarding endorsing the preferred alternative without more discussion and the short notice the City was given to make such a decision.

Mayor Tanner polled the Council to determine whether the matter should be held for further discussion. All members concurred.

Following Council discussion regarding which committee should review the proposal in more depth, it was decided to keep the matter in Committee of the Whole to be discussed again on January 22nd at 6:00 p.m.

PROCLAMATION
January 28 to February 3 –
"Toastmasters Week"

A proclamation by Mayor Tanner was read declaring the week of January 28 through February 3, 2001, to be "Toastmasters Week" in the City of Renton, and encouraging all citizens to recognize the many accomplishments and

opportunities in communication and public speaking this outstanding organization has realized for people everywhere. MOVED BY CLAWSON, SECONDED BY KEOLKER-WHEELER, COUNCIL CONCUR IN THE PROCLAMATION AS READ. CARRIED.

Stephen Kennedy accepted the proclamation on behalf of Toastmasters.

SPECIAL PRESENTATION

Human Services: Human
Services Advisory Member
Introduction, Alice Campbell
Watson

Human Services Manager Karen Marshall introduced Alice Watson Campbell, the newest member of the Human Services Advisory Committee. Ms. Marshall described Ms. Campbell's qualifications, saying that she is looking forward to working with her.

PUBLIC MEETING

Annexation: Honey Creek East,
Union Ave NE

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Tanner opened the public meeting to consider the 10% Notice of Intent to Annex Petition for the proposed Honey Creek East Annexation; 28 acres located west of Union Ave. NE and south of Sierra Heights Elementary School.

Owen Dennison, Senior Planner, explained that the proposed annexation area is comprised of 54 single-family homes and nine acres of vacant land. Existing zoning under King County is R-6, which allows up to a base density of six units per gross acre (up to nine units per acre with incentives and transfer of density credits). Renton's Comprehensive Plan designates this area Residential Single Family, for which potential zoning is R-8 (Residential Single Family; eight dwelling units per acre) and RMH (Residential Manufactured Home Park).

Continuing, Mr. Dennison said that the subject site is within Renton's water and sanitary sewer service areas. He noted that roadways in the area do not meet minimum City standards and there is a shortfall of parkland. The proposed site is currently served by the City under contract with Fire District #25, and with annexation, the site would transfer to Renton's service area. Mr. Dennison concluded that the proposed annexation is generally consistent with Renton's Comprehensive Plan annexation policies and the objectives of the King County Boundary Review Board. Staff recommends that Council accept the 10% Notice of Intent to Annex petition.

Public comment was invited.

Jose M. Grande, 13035 SE 101st St., Renton, 98056, stated his opposition to the proposed annexation. Indicating that he lives within the annexation area and his residence is not connected to the sewer, Mr. Grande stated his opinion that annexing to the City would entail extra expenses. He indicated that he would prefer to be annexed by the City of Newcastle. Mr. Grande said he was concerned that once annexed, the subject area would see a significant increase in population resulting in increased noise and congestion.

Mayor Tanner noted that since the proposed annexation site is within Renton's Potential Annexation Area, the site cannot be annexed by the City of Newcastle.

Responding to Councilman Corman's inquiry regarding sewer connection requirements, Planning/Building/Public Works Administrator Gregg Zimmerman said that sewer connection is only required in Aquifer Protection Area One. In the case of Local Improvement Districts (LID), when the majority of homeowners in an area decide to install infrastructure, each property owner is required to hook up to the sewer. However, in the case of developer extensions

or annexation where no LID is present, connection to the sewer is not required.

Mr. Zimmerman pointed out that there is a provision in the City Code which indicates that under certain circumstances, residents who refuse to hook up to the sewer could be charged a monthly utility fee. He said that he would welcome the opportunity to revisit the issue and suggested referral to committee. **MOVED BY CORMAN, SECONDED BY KEOLKER-WHEELER, COUNCIL REFER THE MATTER REGARDING SEWER CONNECTION UTILITY FEES TO THE UTILITIES COMMITTEE. CARRIED.**

MOVED BY CLAWSON, SECONDED BY PERSSON, COUNCIL CLOSE THE PUBLIC MEETING. CARRIED.

MOVED BY KEOLKER-WHEELER, SECONDED BY NELSON, COUNCIL: ACCEPT THE 10% NOTICE OF INTENT TO ANNEX; AUTHORIZE CIRCULATION OF THE 60% PETITION; REQUIRE ADOPTION OF CITY ZONING ON THE PROPERTY CONSISTENT WITH THE COMPREHENSIVE PLAN; AND REQUIRE THAT THE PROPERTY OWNERS ASSUME A PROPORTIONAL SHARE OF THE CITY'S BONDED INDEBTEDNESS. CARRIED.

ADMINISTRATIVE REPORT

Chief Administrative Officer Jay Covington reviewed a written administrative report summarizing the City's recent progress towards goals and work programs adopted as part of its business plan for 2001 and beyond. Items noted included:

- * The City of Renton's website, www.ci.renton.wa.us, averaged approximately 14,000 hits each week in 2000.
- * Renton Firefighter's Local 864 cooked Thanksgiving dinner for 100 people at the Griffin Home, donated \$500 to a family burned out of their Renton home, and supplied Thanksgiving and Christmas dinners for two needy families in the Renton area.

CONSENT AGENDA

Items on the consent agenda are adopted by one motion which follows the listing.

Appeal: Monopole at N 30th St, Kennydale Neighborhood Association & AT&T Wireless

City Clerk submitted appeals of the Hearing Examiner's decision regarding a request for conditional use permit to erect a monopole at 1321 N. 30th St.; appeals filed on 11/09/2000 by Kim Brown representing Kennydale Neighborhood Association and on 11/13/2000 by AT&T Wireless, represented by John C. McCullough, accompanied by the required fees. Refer to Planning & Development Committee.

CAG: 00-064, Old City Hall Flood Wall Project, Stouder General Construction

Community Services Department submitted CAG-00-064, Old City Hall Flood Wall Project; and recommended approval of the project, authorization for final pay estimate in the amount of \$7,938.66, commencement of 60-day lien period, and release of the retainage bond to Stouder General Construction LLC, contractor, if all required releases are obtained. Council concur.

Plat: Windwood Division 3, NE 4th Pl & Pasco Ave NE (FP-00-086)

Development Services Division recommended approval, with conditions, of the Windwood Division 3 final plat; 50 single family lots on 14.41 acres located in the vicinity of NE 4th Pl. and Pasco Ave. NE (FP-00-086). Council concur. (See page 4 for additional discussion on this item and page 6 for resolution.)

Executive: CitySource Printing & Distribution (Renton Reporter)

Executive Department recommended approval of a contract in the amount of \$73,440 with the *Renton Reporter* to print and distribute *CitySource*, the City's newsletter to its citizens, in 2001 and 2002. Refer to Community Services

Committee.

Technical Services: Latecomer Agreements, City Code Changes

Technical Services Division submitted proposed amendments to City Code changing the service fees and conditions required of private developers for latecomer agreements. Refer to Utilities Committee.

Technical Services: Surplus of City-owned Property, 333 Main Ave S

Technical Services Division requested approval to declare surplus City-owned property located at 333 Main Ave. S., originally purchased for the Main Ave. S. widening project. Portions of the property were used for the project and the remainder is not needed by the City. Refer to Board of Public Works; set public hearing for February 26, 2001, to take testimony on the proposal.

Lease: Boeing Employee Flying Association Lease at Airport, LAG-87-001

Transportation Division recommended approval of Addendum 05-00 to LAG-87-001, airport lease with Boeing Employee Flying Association, to establish a new rental rate of \$.3220 per square foot per year, an increase of \$.042 from the previous rate of \$.28 per square foot per year. Council concur.

Transportation: Civil Engineer III Hire at Step D

Transportation Systems Division requested authorization to fill vacant Civil Engineer III Position at Step D. Council concur.

Plat: Windwood Division 3, NE 4th Pl & Pasco Ave NE (FP-00-086)

Responding to Council President Clawson's inquiry regarding the use of rolled curbs in the Windwood Division 3 subdivision (consent item 9.c.), Planning/Building/Public Works Administrator Gregg Zimmerman affirmed that Renton requires the installation of vertical curbs. He explained that there are several instances in the annexation areas where the original platting was inherited from King County and he speculated that may have happened in this case since King County allows the use of rolled curbs. Mr. Zimmerman said that he will investigate the matter and report back to Council prior to recording the final plat.

MOVED BY CLAWSON, SECONDED BY CORMAN, COUNCIL APPROVE THE CONSENT AGENDA AS PRESENTED. CARRIED.

CORRESPONDENCE

Citizen Comment: Davis – Anderson Annexation (Withdraw Application)

Correspondence was read from Mike Davis, Davis Consulting, Inc., 27013 Pacific Hwy. S., PMB #353, Des Moines, 98198, withdrawing the Anderson Annexation application due to lack of neighborhood support to complete the 60% petition for annexation.

OLD BUSINESS**Committee of the Whole**

EDNSP: Pavilion Building Retail Brokerage Services, CB Richard Ellis

Council President Clawson presented a report regarding the contract for professional real estate services for the Pavilion Building. The Committee recommended Council authorize the administration to sign the contract with CB Ellis Commercial Real Estate as brokers to provide exclusive representation for the leasing of the Pavilion Building for retail space until May 1, 2001. All proposed leases will be brought back to the Council for approval. MOVED BY CLAWSON, SECONDED BY BRIERE, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Planning & Development Committee

Plat: Conrad, Request to Modify Restrictive Covenants, SHP-99-093

Planning & Development Committee Chair Keolker-Wheeler presented a report regarding the request to modify height restrictions for the Conrad Short Plat. Upon consideration of input from staff and the potential developer of the property, the Planning and Development Committee has agreed to consider modifying the Restrictive Covenant established as part of the approvals for the Taco Time Comprehensive Plan Amendment/Rezone and the Conrad Short Plat. The modification would be pursuant to Policy and Procedure No. 400-13, Removal and/or Modification of Restrictive Covenants.

The Covenant currently limits construction to "one story in height, with future remodels governed by the R-10 zoning in effect at the time of remodel." In

order to clarify this language and to allow flexibility for development within the intent of the restriction, the Committee is considering modifying the language as follows:

“Initial construction shall be limited to one story in height, with the allowance for additional bedrooms under roof eaves within the established roofline of the single story structure. The structures shall be constructed in a manner that is harmonious with the established “rambler-type” housing of the neighborhood. Future remodels shall be governed by the R-10 zoning in effect at the time of the remodel, or the successor zone most similar to the R-10 zone which exists at the time of this covenant.”

In recognition of the fact that the original Comprehensive Plan Amendment/Rezone action involved substantial comment and interest from the neighborhood, the Committee would like to hear input from interested parties prior to making its recommendation. Therefore, the Planning & Development Committee recommended that a public meeting take place on Tuesday, January 23rd, at 7:00 p.m. in the Council Chambers. The meeting will allow the Committee to discuss the potential impacts of modifying the height restriction as requested with members of the public, as well as allow attendees to view renderings of potential building elevations. Appropriate public notice will be given to all parties of record. The Committee will then submit a recommendation to the full Council at the February 5th meeting.

MOVED BY KEOLKER-WHEELER, SECONDED BY CLAWSON,
COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Transportation Committee

Transportation: Traffic Sign
Installation at NE 4th St &
Anacortes Ave SE

Transportation Committee Chair Persson presented a report recommending that Council authorize the Administration to direct the installation of *yield* signs on SE 4th St. and Anacortes Ave. SE for the purpose of slowing motorists and making them aware that they must yield to traffic on Anacortes Ave. SE.

The Committee will hold the issue in committee until July 2001, at which time the Transportation Division will report on the effectiveness of the installed traffic devices. MOVED BY PERSSON, SECONDED BY KEOLKER-WHEELER,
COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Transportation: I-405/NE 44th
St Interchange Preliminary
Design, Entranco, CAG-00-
103

Transportation Committee Chair Persson presented a report regarding Supplement No. 2 to CAG-00-103, agreement with Entranco, Inc., for the I-405/NE 44th St. Interchange Preliminary Design. At its regularly scheduled meeting on December 19, 2000, the Transportation Committee concurred with the Planning/Building/Public Works Department's recommendation to execute Supplement No. 2 for additional preliminary design work to be performed by Entranco, Inc. The estimated fee for the additional work is \$296,953. The additional work is required in order to implement the Project Leadership Team's direction to defer construction of HOV direct access ramps at the interchange until a later date, perhaps as part of the I-405 corridor improvements.

Funding for Supplement No. 2 is covered by the provisions of the 2001 budget in the Six-Year Transportation Improvement Program, 2001 through 2006, adopted by the City Council on July 10, 2000. The City is responsible for management of the preliminary design phase of the project. A Memorandum of Understanding has been recorded between the City, the State of Washington (WSDOT) and

Vulcan NW (representing the potential developers of the Port

Quendall properties) whereby each partner will pay a one-third share of the engineering costs during this phase.

MOVED BY PERSSON, SECONDED BY CORMAN, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Airport: Moratorium on
Approval of Leases &
Subleases

MOVED BY PERSSON, SECONDED BY CLAWSON, COUNCIL
AUTHORIZE A SIX-MONTH MORATORIUM ON THE APPROVAL OF
LEASES AND SUBLEASES AT THE RENTON AIRPORT. CARRIED.

(See later this page for resolution.)

Finance Committee

Finance: Vouchers

Finance Committee Vice-Chair Nelson presented a report recommending approval of Claim Vouchers 188454 - 188924, and zero wire transfers totaling \$1,873,245.21; and approval of Payroll Vouchers 29156 - 29636 and 524 direct deposits totaling \$1,010,424.99. MOVED BY NELSON, SECONDED BY PERSSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

EDNSP: Main Ave S Parking
Lot Lease, Taylor's Auto Body

Finance Committee Vice-Chair Nelson presented a report authorizing the Administration to develop and execute a lease with Taylor's Auto Body Shop for parking spaces at the City's parking lot at 212 - 222 Main Ave. S. on a month-to-month basis. MOVED BY NELSON, SECONDED BY PERSSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

CAG: 00-167, Carco Theater
Renovation, Radosevich
Construction

Finance Committee Vice-Chair Nelson presented a report recommending that Council concur in the staff recommendation to approve the low bid for the Carco Theater Renovation project submitted by Radosevich Construction, Inc. on December 13, 2000. The bid would include the base bid of \$97,728.50 plus acceptance of Alternatives #5, #6 and #7 for a total contract amount of \$132,572.55.

Sources for the additional funds are as follows: \$44,000 from the Fire Station Improvements Account (316.000000.020.5940.0076.63.020029) and \$40,000 from the Carco Theater Major Maintenance Account (316.000000.020.5940.0076.62.020010).

The Committee further recommended that the Mayor and City Clerk be authorized to execute the agreement with the contractor. MOVED BY NELSON, SECONDED BY PERSSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

**ORDINANCES AND
RESOLUTIONS**

The following resolutions were presented for reading and adoption:

Resolution #3486

Plat: Windwood Division 3, NE
4th Pl & Pasco Ave NE (FP-
00-086)

A resolution was read approving the Windwood Division 3 final plat; 14.41 acres located in the vicinity of NE 4th Pl. and Pasco Ave. NE (FP-00-086). MOVED BY CLAWSON, SECONDED BY CORMAN, COUNCIL ADOPT THE RESOLUTION AS READ.*

Councilwoman Keolker-Wheeler affirmed that the final plat would not be recorded until staff reviewed the matter regarding the use of rolled curbs.

*MOTION CARRIED.

Resolution #3487

A resolution was read declaring a moratorium on the approval of leases and

Airport: Moratorium on
Approval of Leases &
Subleases

subleases on the Renton Airport, establishing a public hearing date of February 5, 2001, and establishing a termination date. MOVED BY PERSSON, SECONDED BY CLAWSON, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

NEW BUSINESS

Transportation: Sound Transit
Bus Traffic on Logan Ave S

Councilman Persson reviewed a complaint from Glen Reynolds regarding the frequency and speed of Sound Transit buses on Logan Ave. S. between S. 2nd St. and N. Airport Way. Mayor Tanner commented that Logan Ave. S. is a major route for Sound Transit buses.

Gregg Zimmerman, Planning/Building/Public Works Administrator, said that he has spoken with Mr. Reynolds previously regarding this matter and will forward Mr. Reynolds' complaints to Sound Transit.

ADJOURNMENT

MOVED BY CORMAN, SECONDED BY NELSON, COUNCIL ADJOURN. CARRIED. Time: 8:34 p.m.



MARILYN J. PETERSEN, CMC, City Clerk

Recorder: Michele Neumann
January 8, 2001